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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

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SPHERE, LLC, a California limited liability
company,

Plaintiff,

vs.

PAWNEE LEASING CORPORATION, a
foreign corporation; DONALD CLARK, an
individual; DOES I through X; and ROE
BUSINESS ENTITIES XI through XX,

Defendants.

Case No.: 3:23-cv-00176-MMD-CLB

**STIPULATION AND [PROPOSED]
ORDER TO DISMISS ALL CLAIMS
AGAINST DEFENDANT PAWNEE
LEASING CORPORATION AND TO
RELEASE LIS PENDENS**

Plaintiff SPHERE, LLC (“Plaintiff”), by and through its attorneys of record, the Fidelity National Law Group, and Defendant PAWNEE LEASING CORPORATION (“Pawnee”), by and through its attorneys of record, Dubowsky Law Office, Chtd., hereby stipulate and agree as follows:

WHEREAS:

1. This action involves the real property commonly known as 5444 Spanish Moss Court, Sparks, Nevada 89436, Washoe County, Nevada, Assessor’s Parcel No.: 518-643-13 (the “Property”).

2. On April 26, 2023, Sphere commenced this action with the filing of a Complaint against Pawnee and Defendant Donald Clark.

1 3. On the same day, Plaintiff filed a Notice of Lis Pendens regarding the Property
2 and caused it to be recorded as Document No. 5375703 of the Official Records of Washoe
3 County, Nevada.

4 4. With respect to Pawnee, the Complaint states claims for declaratory judgment
5 and/or quiet title (collectively referred to herein as, the “Claims Against Pawnee”).

6 5. On December 4, 2023, Pawnee filed an Answer to the Complaint.

7 **WHEREFORE,**

8 **IT IS HEREBY STIPULATED AND AGREED** that all of the Claims Against
9 Pawnee shall be dismissed *with* prejudice.

10 **IT IS FURTHER STIPULATED AND AGREED** that Plaintiff and Pawnee shall each
11 bear its own attorney’s fees and costs associated with the prosecution and defense of the Claims
12 Against Pawnee.

13 **IT IS FURTHER STIPULATED AND AGREED** that Plaintiff’s Notice of Lis
14 Pendens is hereby released as to the Property.

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FIDELITY NATIONAL LAW GROUP DUBOWSKY LAW OFFICE, CHTD.

/s/Peter Dubowsky
PETER DUBOWSKY, ESQ.
Nevada Bar No. 4972
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*Attorneys for Defendant Pawnee Leasing
Corporation*

IT IS SO ORDERED.



DATED: February 6, 2024